



## AMSTERDAM COTTAGE





Inkpen, West Berkshire





# AN IMPRESSIVE FAMILY HOME WITH BEAUTIFUL MATURE GARDENS AND SWIMMING POOL

Amsterdam Cottage is a charming property with light and well-proportioned accommodation, well placed for good schools and communications

			EPC
4	3	4	TBC
			

Services: Mains water and electricity. Private drainage. Oil heating and AGA.  
Local Authority: West Berkshire Council  
Council Tax Band: F  
Tenure: Freehold  
Postcode: RG17 9DZ  
What3words: ///martini.himself.couriers





## SITUATION

Amsterdam Cottage is an attractive period property located on the edge of Inkpen, a desirable village about 3 miles from the bustling market town of Hungerford. It is well placed for excellent communications being 6 miles from Junction 14 of the M4; trains from Newbury to Paddington Station take from 43 minutes.

Newbury and Marlborough provide a comprehensive range of recreational, educational and shopping facilities. There are many well-regarded state and independent schools in the area including Pinewood, Thorngrove, St Gabriels, Marlborough College and Downe House.

**Distances:** Hungerford 3 miles (London Paddington from 50 minutes), M4 (J.14) 6 miles, Newbury 9 miles (London Paddington from 43 minutes), Marlborough 13 miles (All distances and times are approximate).



## THE PROPERTY

Amsterdam Cottage is an exceptional village property believed to be about 400 years old with later additions. The versatile accommodation offers light and well-proportioned rooms and includes an impressive kitchen/breakfast room with island, larder, Aga and French windows leading onto a sheltered terrace. The adjacent double-aspect sitting room has a wood-burning stove and doors onto a secluded terrace. The characterful dining room has exposed beams, a wood-burning stove and wine store. There is a study and a snug which has been used as a fifth bedroom by the current owners.

On the first floor there is an impressive double-aspect principal bedroom with dressing room and bathroom with shower. There are three further bedrooms and a family bathroom with shower.

The attractive gardens extend to about 0.79 acres; they are wonderfully private and mainly laid to lawn with a variety of mature shrubs, borders and trees.







There is a fantastic, sheltered outdoor heated pool with terrace, greenhouse and fruit trees. A former stable has been converted into a garden room providing great entertaining space or it could be used as a home office.

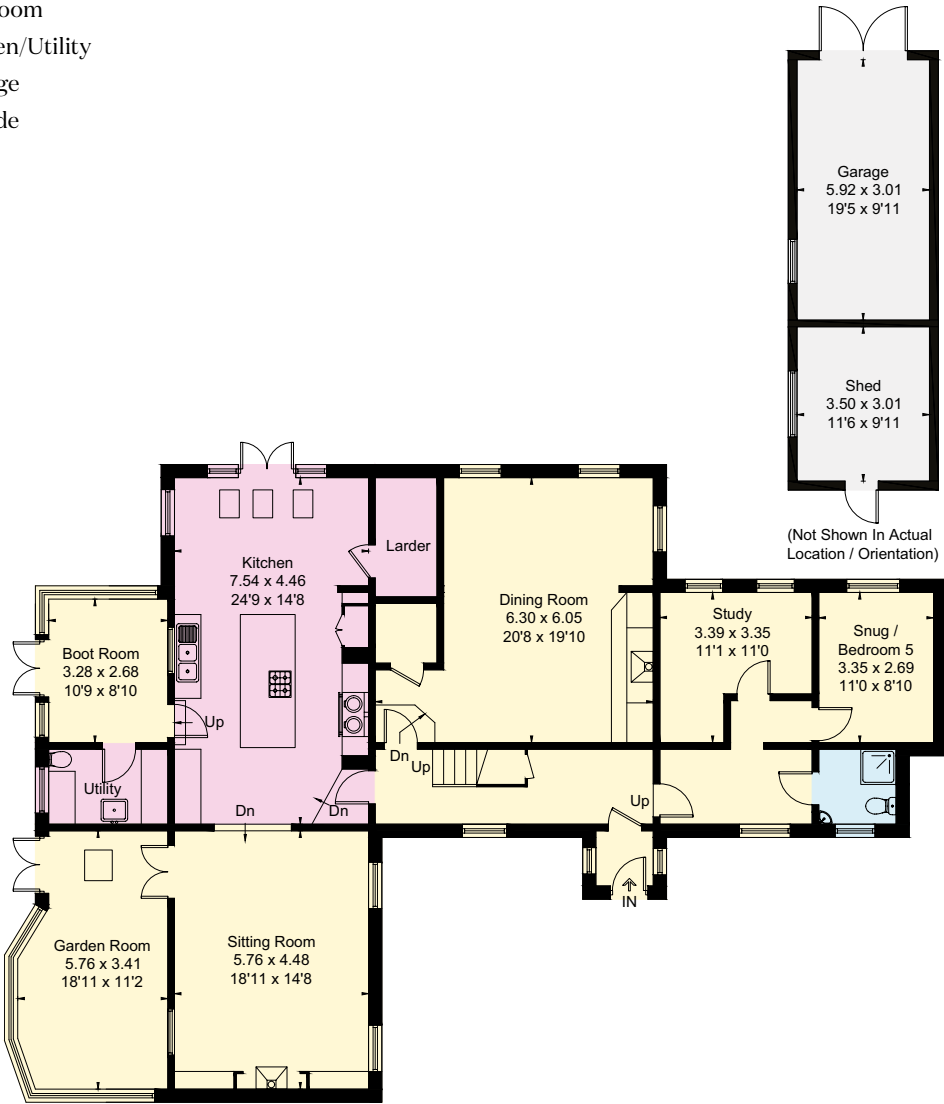
There is an adjacent garden store, wood shed and small area of woodland. The property is accessed via a five bar gate leading to a drive with a single garage with a workshop/garden store to the rear.

VIEWING

Viewing by prior appointment only with the Agent.

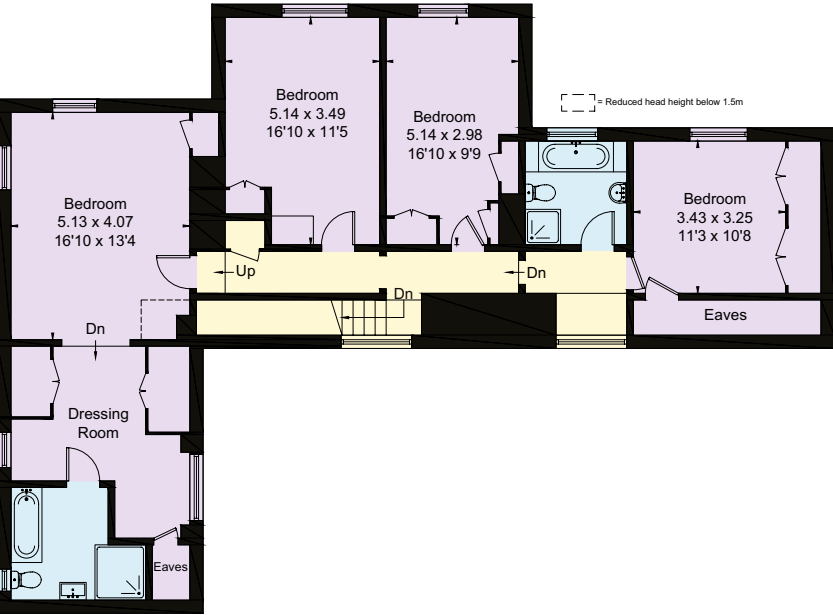
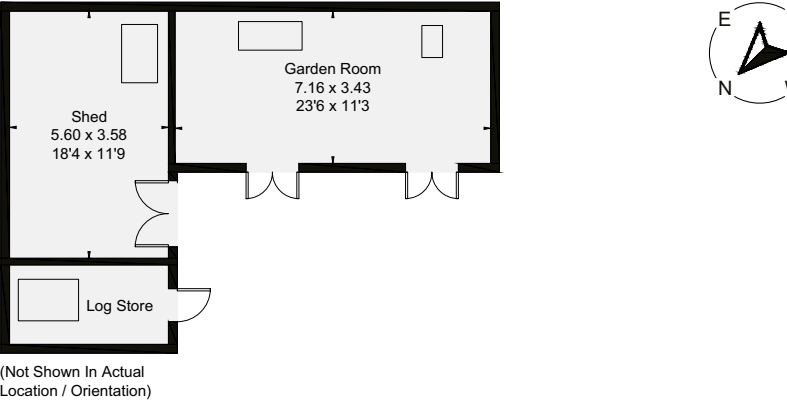


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area = 307.9 sq m / 3314 sq ft  
Outbuildings = 48.8 sq m / 525 sq ft  
Total = 356.7 sq m / 3839 sq ft (Including Garage / Excluding Sheds)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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